

A charming detached country cottage set within mature well established gardens intersected by a small stream and off street parking. Harford, Llanwrda, West Wales



Penybont, Harford, Llanwrda, Carmarthenshire. SA19 8DT.

£145,000

REF: R/5068/LD

*** No onward chain *** A 1/2 bed roomed detached cottage *** In need of modernisation and updating *** Scope for improvement and potential extension (subject to Planning Consent) *** Quiet rural setting - Located beside Lampeter to Llanwrda roadway *** Ideal renovation project or investment opportunity *** Solid fuel heating and double glazing

*** Mature landscaped gardens intersected by a small stream *** Greenhouse and useful garden shed

*** Convenient location - 7 miles from the University Town of Lampeter, 13 miles from Llandovery and 10 miles North from Llandeilo *** Located in the heart of Harford, Llanwrda with good local amenities nearby *** Viewings highly recommended - Contact us today to view



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LOCATION

A pleasant and convenient position within the Village Community of Harford, being 7 miles from the University Town of Lampeter, 13 miles from Llandovery and 10 miles North from Llandeilo. The Village of Harford itself offers a thriving Petrol Station and Shop.

GENERAL DESCRIPTION

Penybont is a charming detached cottage set in extensive grounds of approximately 0.4 of an acre. The property itself is a quaint 1 bedrooomed cottage with a kitchen, living room and parlour room to the ground floor and a large galleried landing, bedroom and bathroom to the first floor. It benefits from solid fuel central heating via a Rayburn Range and double glazing.

Externally it enjoys cottage style gardens to the front and rear with a small wooded area intersected by a stream. The property has a convenient location being close to the Market Towns of Lampeter, Llandeilo and Llandovery.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

KITCHEN

11' 2" x 10' 5" (3.40m x 3.17m). A fully fitted kitchen with a range of wall and floor units, solid fuel Rayburn Range, electric cooker point and space, space for automatic washing machine, stainless steel sink and drainer unit, triple aspect windows, rear entrance door.



KITCHEN (SECOND IMAGE)



LIVING ROOM

15' 0" x 13' 3" (4.57m x 4.04m). With a traditional Range, staircase to the first floor accommodation.



LIVING ROOM (SECOND IMAGE)



FRONT PORCH

With front entrance door.

PARLOUR ROOM

15' 0" x 6' 7" (4.57m x 2.01m).



FIRST FLOOR

LARGE GALLERIED LANDING

8' 1" x 8' 5" (2.46m x 2.57m). Potential as Bedroom 2.



BATHROOM

10' 9" x 6' 8" (3.28m x 2.03m). With a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, airing cupboard housing the hot water cylinder.



BEDROOM 1

15' 11" x 9' 4" (4.85m x 2.84m).

**EXTERNALLY****GARDEN**

Set in extensive gardens of approximately 0.4 of an acre with cottage style gardens to the front and rear being private and not overlooked. A small wooded area intersected by a stream. The property provides great potential whilst being in a convenient location and close to Village amenities.

FRONT GARDEN (FIRST IMAGE)**FRONT GARDEN (SECOND IMAGE)****FRONT GARDEN (THIRD IMAGE)****FRONT GARDEN (FOURTH IMAGE)**

REAR GARDEN



GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).



USEFUL GARDEN SHED

ORIGINAL OUTSIDE W.C.

PARKING

A double gated entrance with parking to the rear of the property.

PLEASE NOTE

The property has flooded in recent years due to surface water.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A property with scope for improvement and potential extension (subject to consent) set in fine rural surroundings yet being in a convenient location.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

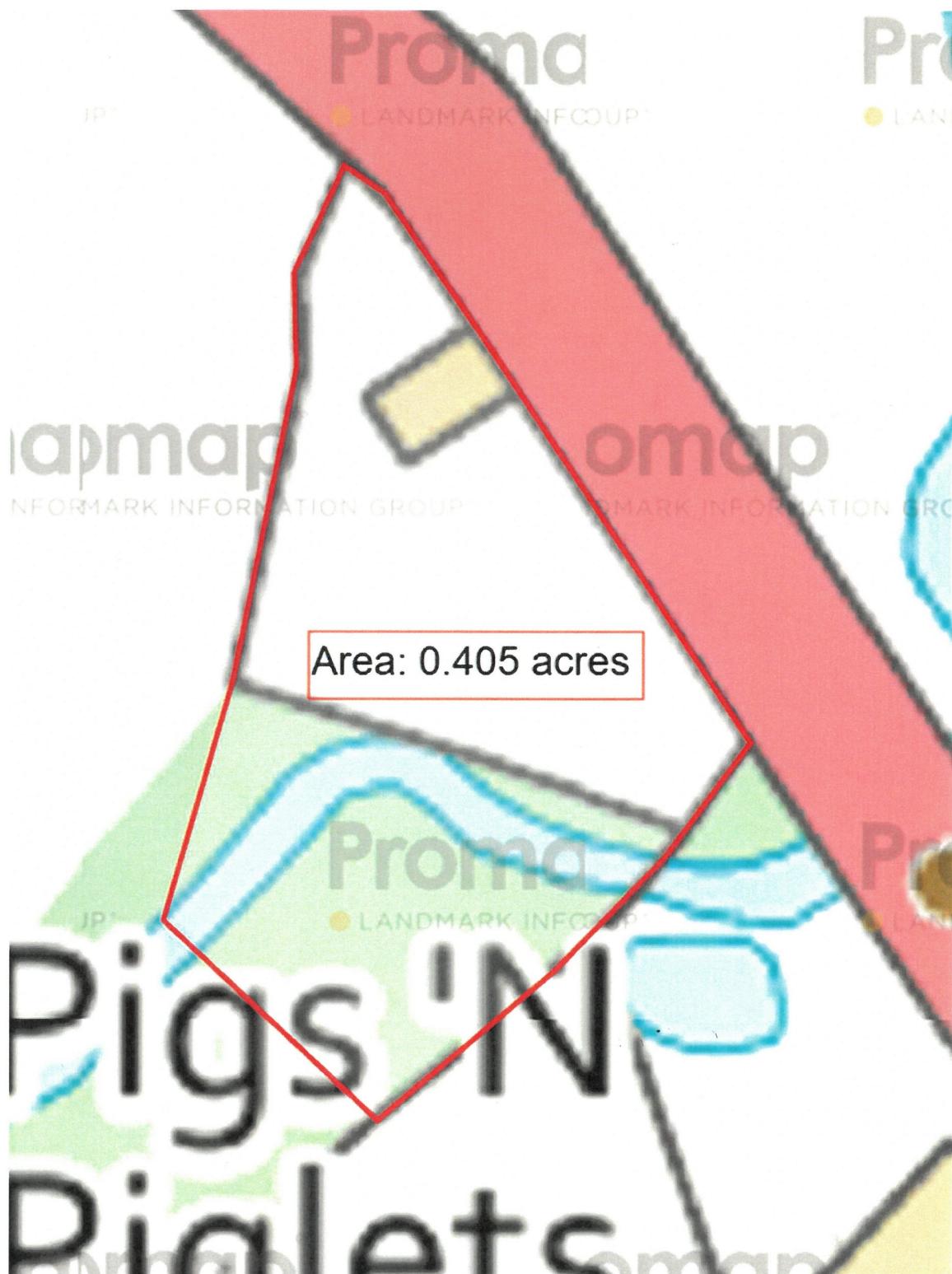
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, solid fuel central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



**For Identification Purposes
Only**

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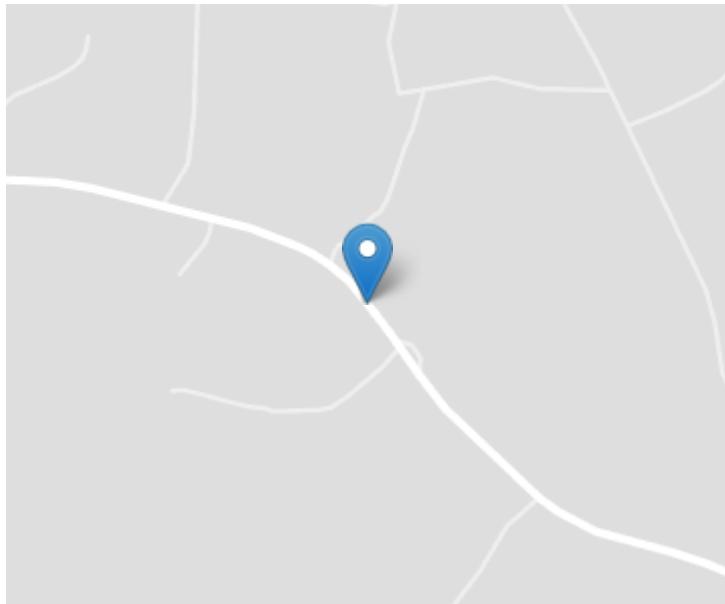
Associates:

Ian Davies, Associate MNAEA Neville Thomas, Associate

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Council Tax: Band D	Has the property been flooded in last 5 years? Yes
N/A	Flooding Sources:
Parking Types: Gated. Private. Rear.	Any flood defences at the property? No
Heating Sources: Double Glazing. Wood Burner.	Any risk of coastal erosion? No
Electricity Supply: Mains Supply.	Is the property listed? No
Water Supply: Mains Supply.	Are there any restrictions associated with the property? No
Sewerage: Private Supply.	Any easements, servitudes, or wayleaves?
Broadband Connection Types: FTTP.	No
Accessibility Types: None.	The existence of any public or private right of way? No



Directions

From Lampeter take the A482 road towards Llanwrda. Proceed through Cwmann for approximately 3 miles. As you enter the Village of Harford continue past Derwen Garage and the property will be located thereafter on your right hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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